

CHA Board Meeting Minutes

November 18, 2025 @ Slip 10 (*Tim & Lisha Ciri*)

Board Members Present:

President: Alec Nielsen

Secretary: Michelle Stoll

Harbormaster: Ulf Hansen

Director: Jeannie Bangs

Director: Michelle Pipitone

Director: John Pavlik (*via Zoom*)

Absent:

Treasurer: Laura Iwanaga

Homeowners Present:

Tim & Lisha Ciri, Gabby Nielsen, Don Larson, Gayle Foster, Pat & Sally Hearle, Erik Rosekrans, Marina Counter, James Mabry (*via Zoom*: Mike Smith)

Meeting called to order at 7:04 pm.

The minutes for October were approved.

TREASURER REPORT:

Laura is out of town and will be asked to submit the financial report with the November meeting minutes, if possible.

HARBORMASTER REPORT:

*Ulf mentioned that Don had fixed a compression joint to a moorage water line between slips 6 and 7.

*Ulf thanked Erik, James and Jenny (including their children, Sebastian and Gavin) for helping to clear parts of the parking lot of leaves with their leaf blowers.

*The motor for the new barge has been placed in the shed (garage breezeway). The new barge is currently secured between slips [8 & 9].

COMMITTEES:

LANDSCAPE: *Jeannie Bangs (Chair), Marina Counter, Michelle Stoll*

*Jeannie trimmed the large rosebush in front of the mail shed. Erik & Marina trimmed the roses, gate side in the exterior lot. Bravo Land Care is scheduled to return for another fall clean up of the parking lot and surrounding areas.

*Sally mentioned that a few cinder blocks on the corner wall (west side of the mail shed, next to parking stall #80) had been knocked out of place. Ulf offered to take a look and have it fixed.

ARCHITECTURE: *Alec Nielsen (Chair), Don Larson, Ulf Hansen*

(No items reported.)

SECURITY: *Erik Rosekrans (Chair), Don Larson, Ulf Hansen*

Erik saw a man near the inside of the gate asking to be let out. When Erik inquired how he got in, the man replied, “by SUP (stand-up paddleboard)” and that he needed to get to his vehicle somewhere outside of the gate. After a bit of conversation, Erik saw the man’s way out. No other events were reported.

OLD BUSINESS:

**Suttle Road property.* Don will be meeting with Tim Spurgeon of Kleen Blast on Thursday to secure a sale by the year’s end. Spurgeon has expressed continued interest in buying the old excess driveway belonging to Class Harbor.

NEW BUSINESS:

**2026 Board Nominations:* Gabby presented the slate for the 2026 CHA Board. With the anticipation of dredging and the dock project (dolphin replacements and dock repair), the following have been recommended: *Don Larson (President), Michelle Stoll (Secretary), Laura Iwanaga (Treasurer), Ulf Hansen (Harbormaster), Alec Nielsen (Director through 2028).* [John Pavlik continues as Director through 2027 and Michelle Pipitone as Director through 2026.] Jeannie Bangs ends her term as a Director and Alec Nielsen ends his term as President at the end of the year.

Election ballots will be emailed to each household on December 2. Ballots will be due by December 14. The results for the 2026 Board will be announced at the Annual Meeting of the Board on December 16.

**December meeting / Holiday party.* It was decided to keep the next meeting on the original scheduled date of Tuesday, December 16. The meeting itself is traditionally short, allowing more time for all to enjoy each other’s company. This is a potluck, and a sign-up sheet will be posted on the bulletin board at the mail shed for those interested in attending. CHA will provide the “holiday cheer” (beer and wine). James Mabry and Jenny Keyani (Slip #1) have offered to host the event.

Meeting adjourned at 7:18 pm

Submitted by CHA Secretary, Michelle Stoll

[Minutes/reports are available to view on the CHA website: www.classharbor.com Resident login: happybird]